

PROPERTY OWNERS ASSOCIATION 5th AMENDED MANAGEMENT CERTIFICATE FOR
THE ARBOR AT SONOMA RANCH HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Bexar §

1. Name of Subdivision: Sonoma Ranch II (Marketed as The Arbor at Sonoma Ranch)
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: The Arbor at Sonoma Ranch Homeowners Association, Inc.
4. Recording Data for Association: All Plats Filed at Bexar County, TX
 - Unit 1: Doc. 20020312316, Vol. 9554, Pg 20 on 4/24/2002
 - Unit 2: Doc. 20030094068, Vol. 9557, Pg 60 on 4/17/2003
 - Unit 3: Doc. 20030065206, Vol. 9556, Pg 204 on 3/17/2003
 - Unit 4: Doc. 20030109475, Vol. 9557, Pg 117 on 5/5/2003
 - Unit 5: Doc. 20030156897, Vol. 9558, Pg 13 on 6/23/2003
 - Unit 6: Doc. 20030111244, Vol. 9557, Pg 120 on 5/6/2003
 - Unit 7: Doc. 20030111230, Vol. 9557, Pg 119 on 5/6/2003
 - Unit 8: Doc. 200400585487, Vol. 9560, Pg 127 on 3/19/2004
 - Amended Doc. 20040210449, Vol. 9562, Pg 160 9/10/2004
 - Unit 9: Doc. 20040051943, Vol. 9560, Pg 92 on 3/11/2004
 - Unit 10: Doc. 20040058463, Vol. 9560, Pg 122 on 3/19/2004
 - Unit 11: Doc. 20040130872, Vol. 9561, Pg 127 on 6/10/2004
 - Unit 12: Doc. 20040197323, Vol. 9562, Pg 106 on 6/10/2004
 - Unit 13: Doc. 20040220555, Vol. 9562, Pg 182 on 9/23/2004
5. Recording Data for Declaration and any amendments: All of the listed documents have been filed at Bexar County.
 - Units 1&2:**
Declaration of Covenants, Conditions and Restrictions filed 6/25/2002, Doc. 20020357718, Vol. 9443, Pg. 1809
Declaration of Use Restrictions filed 6/25/2002,
Doc. 20020357719, Vol. 9443, Pgs. 1832
 - Unit 3:**
Dec of Use Restrictions filed 4/10/2003,
Doc. 20030087492, Book 9944, Pg 335
Certificate of Annexation: filed 6/25/2003, Doc. 20030087491, Vol. 9944, Pg 332

Unit 4:

Dec of Use Restriction filed 6/25/2003, Doc. 20030159708, Book 10106, Pg 2295
Certificate of Annexation: filed 6/25/2003, Doc. 20030159707
Book 10106, Pg 2293

Units 5, 6, 7:

Dec of Use Restrictions filed 8/1/2003,
Doc. 20030194141, Book 10195, Pg 757
Certificate of Annexation: filed 8/1/2003, Doc. 20030194142,
Book 10195, Pg 770

Units 8 & 9:

Dec of Use Restrictions filed 4/5/2004, Doc. 20040070970, Book 10660, Pg 1060
Correction Dec of Use Restrictions filed 5/14/2004, Doc. 20040107327
Certificate of Annexation filed 4/5/2004, Doc. 20040070969,
Book 10660, Pg 1058

Unit 10: Dec of Use Restrictions filed 4/16/2004, Doc. 20040081897, Vol. 10684, Pg 1666
Certificate of Annexation filed on 4/16/2004, Doc. 20040081896, Vol. 10684, Pg. 1664

Unit 11: Dec of Use Restrictions filed on 8/6/2004, Doc. LT1-77-20040180865-1, & LT2-109042170-14
Certificate of Annexation filed 8/6/2004, Doc. LT1-77-20040180857 & LT210904-2142-2

Unit 12: Declaration of Use Restrictions filed 11/17/2004, Doc. LT1-77-20040263952-1 & LT2-11083-818-14
Certificate of Annexation filed 11/17/2004, Doc. LT1-20040263953 & LT2-11083-832-2

Unit 13: Dec of Use Restrictions filed 11/17/2004, Doc. LT1-77-20040263954-1 & LT211083-834-14
Certificate of Annexation filed 11/17/2004, Doc. 20040263955, Vol. 11083, Pg. 0848

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Bylaws: Filed at Bexar Co., Doc. 20050096753, Vol. 11372
Articles of Incorporation: Filed with the Office of the Secretary of State of Texas on 7/26/2002.
Fence Stain Resolution: Filed at Bexar Co., Doc. 2005096753 on 5/4/2005

The Arbor at Sonoma Ranch Homeowners Association, Inc. Pool Rules are filed under Document No. 20210051327.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00

- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 25th day of October, 2021.

The Arbor at Sonoma Ranch Homeowners Association, Inc.


By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

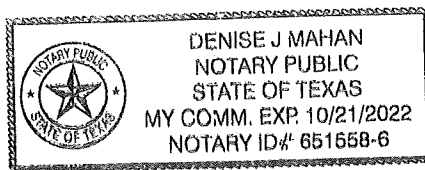
This instrument was acknowledged and signed before me on 25th
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of The Arbor at Sonoma Ranch Homeowners Association, Inc., on
behalf of said association.



Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/27/2021 4:04 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk